

**BOARD OF ADJUSTMENT
CITY OF FORT LAUDERDALE**

**WEDNESDAY, AUGUST 9, 2000
7:30 P. M.**

**CITY HALL
CITY COMMISSION CHAMBERS, 1ST FLOOR
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL**

A G E N D A

1. APPEAL NO. 00-8

APPLICANT: BRYAN CHALFANT
LEGAL: Birch Ocean Front Subdivision, P. B. 19, P. 26, Block 4, Lots 3, 12 and 13
ZONED: NBRA-Zoning District
STREET: 539 North Birch Road
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-24.12 (A) - Rehearing of the Board of Adjustment Order from the March 9, 2000, BOA meeting denying a variance under **Sec. 47-20.15 (2)** to permit eight (8) back-out parking spaces into a public right-of-way for a motel located in a non-residential zoning district where the Code requires that back-out parking into a right-of-way shall be permitted for a motel if located in a residential zoning district only.

2. APPEAL NO. 00-24

**APPLICANT: CUSHMAN and WAKEFIELD of FLORIDA
c/o FED LAUD CORP.**
**LEGAL: "PROSPECT INDUSTRIAL and COMMERCIAL PARK",
Plat Book 104, Page 17, of Block 3, Lot 7 and Lot 8**
ZONED: CC-Commerce Center District
STREET: 5341 Northwest 33rd Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-18.13 (C) (2) - To permit two (2) two thousand (2,000) gallon above-ground fuel/oil storage tanks where the Code requires that an above-ground tank have a maximum capacity of five hundred fifty (550) gallons.

3. APPEAL NO. 00-29

APPLICANT: HABITAT for HUMANITY of BROWARD, INC.
LEGAL: "DORSEY PARK", Plat Book 19, Page 5, Block 3, Lot 10
ZONED: RC-15-Residential Single Family/Medium Density District
STREET: 616 Northwest 15th Terrace
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-5.33 (Table of Dimensional Requirements):** To permit the construction of a single family dwelling on a forty (40) foot wide, four thousand five hundred (4,500) square foot lot, where the Code requires a minimum fifty (50) foot wide, five thousand (5,000) square foot lot for a single family dwelling.

4. APPEAL NO. 00-30

APPLICANT: **HABITAT for HUMANITY of BROWARD, INC.**
LEGAL: "DORSEY PARK", Plat Book 19, Page 5, Block 3,
 Lot 9
ZONED: **RC-15-Residential Single Family/Medium Density**
 District
STREET: **616 Northwest 15 Terrace**
ADDRESS: **Fort Lauderdale, FL**

APPEALING: **Sec. 47-5.33 (Table of Dimensional Requirements):** To permit the construction of a single family dwelling on a forty (40) foot wide, four thousand five hundred (4,500) square foot lot, where the Code requires a minimum fifty (50) foot wide, five thousand (5,000) square foot lot for a single family dwelling.

5. APPEAL NO. 00-33

APPLICANT: **MKS CORPORATION c/o BRADY COKER,**
 ROD FEINER ESQ.
LEGAL: "PLACIENDA FIRST UNIT", Plat Book "2", Page 44, Block 1,
 Lots 4 and 5
ZONED: **ROA – Limited Residential Office District**
STREET: **14 Rose Drive**
ADDRESS: **Fort Lauderdale, FL**

APPEALING: **Sec. 47-5.60 (D) (4) (C):** To permit the construction of a four thousand nine hundred ninety seven (4,997) square foot two-story office building on two (2) lots, where the Code requires that a maximum floor area of an office building shall not exceed three thousand (3,000) square feet for a two-story building.

6. APPEAL NO. 00-34

APPLICANT: **RALPH DISALVO**
LEGAL: "FORT LAUDERDALE LAND and DEVELOPMENT COMPANY's
 SUBDIVISION", Plat Book 1, Page 67, Block "B", Lots 9, 10,
 11, 12, 13, of "The Town of Fort Lauderdale", Block 14,
 Lots 1 and 2
ZONED: **RAC-CC- Regional Activity Center – City Center**
STREET: **105 North Federal Highway**
ADDRESS: **Fort Lauderdale, FL**

APPEALING: **Sec. 47-18.5 (D) & (E):** To permit the expansion of an existing automotive service station/convenience store with a lot size of sixteen thousand four hundred twenty-six (16,426) square feet and a lot width of 145.02', where the Code requires that the minimum lot size shall be seventeen thousand five hundred (17,500) square feet and the minimum lot width shall be one hundred seventy five (175) feet at the front property line.

7. APPEAL NO. 00-35

APPLICANT: **R.W.B.G. INVESTMENTS c/o THE ROYAL PALMS**
LEGAL: **"Birch Ocean Front Subdivision No. 2", Plat Book**
21, Page 22, Block 16, Lot 9
ZONED: **NBRA-North Beach Residential Area**
STREET: **2901 Terramar Street**
ADDRESS: **Fort Lauderdale, FL**

APPEALING: **Sec. 47-19.5 (B) (2):** To permit the replacement of a six (6) foot high fence, two (2) feet from the property line of a non-residential parcel that abuts a street, where the Code requires that a fence on a non-residential parcel that abuts a street, have a minimum setback of three (3) feet.

8. APPEAL NO. 00-36

APPLICANT: **SOLO PIZZA**
LEGAL: **"Town of Fort Lauderdale", Plat Book "B", Page 40, Block**
"C", Lots 1, 2, and 3
ZONED: **H-1-Historic Preservation District**
STREET: **208 Southwest 2nd Street**
ADDRESS: **Fort Lauderdale, FL**

APPEALING: **Sec. 5.26 (b),** seeking a **Special Exception** for a restaurant selling alcoholic or intoxicating beverages, where the sale and service of such alcoholic beverages is incidental to the sale and service of food with a distance separation of eighty seven (87), one hundred twenty two (122), and one hundred fifty three (153) feet, from three other places of business in which there is already in existence, a retail vendor's license to sell alcoholic or intoxicating beverages for consumption on or off the premises, where the Code requires a distance separation of three hundred (300) feet.

9. APPEAL NO. 00-37

APPLICANT: **RALPH ALTER and SYBIL COTTON**
LEGAL: **"Amended Plat of Riverside Addition to Fort Lauderdale,**
FLA." And "Amended Plat of Riverside", Plat Book "1",
Page 13, Block 17, Lots 1, 2, 3, 4, 21, 22, 23, and 24
ZONED: **RS-8- Residential Single Family/Low Medium Density**
District
STREET: **1401 Southwest 5th Court**
ADDRESS: **Fort Lauderdale, FL**

APPEALING: **Sec. 47-5.31 (Table of Dimensional Requirements):** To permit the construction of two (2) single family homes with lot widths of no less than twenty-five (25) feet at the front setback lines, where the Code requires a minimum seventy-five (75) foot width when abutting a waterway on any side.

10. APPEAL NO. 99-58

APPLICANT:

LAUDERDALE LAND AND FINANCE CO./

LEGAL:

JAMES C. BRADY, ESQ

**Bryans Subdivision of Blocks 5, 8, 19, P.B. 1, P. 18,
Blocks 8, Lots 6-10, 15-19**

ZONED:

RAC-WMU Zoning District

STREET:

**108 Northwest 7th Avenue
Fort Lauderdale, FL**

APPEALING: Requesting a rehearing of the Board of Adjustment Order from the June 14, 2000, BOA meeting denying a variance under **Sections 47-1.15 and 47-3.1** with respect to uses within an enclosed building and non-conforming uses with respect to the existing outdoor car lifts classified as a legal non-conforming use.

11. FOR THE GOOD OF THE CITY.

The City maintains a Website for the viewing of BOA Agendas and Results at the following e-mail address:

<http://ci.ftlaud.fl.us/documents/boa/boaagenda.htm>

**GREG BREWTON
ZONING ADMINISTRATOR**

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NOTE: *If you desire auxiliary services to assist in reviewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 761-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.*

NOTE: *If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*